

CHAPTER 2. RESIDENTIAL DISTRICTS

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Article 2.1. General Provisions

Sec. 2.1.1. District Intent Statements

A. General Purpose

1. The intent of the Residential Districts is to protect established residential neighborhoods as well as promote planned and efficient future residential developments.
2. The building type design and dimensional standards and allowed uses work together to promote desirable residential neighborhoods.
3. The district provisions discourage any use that would substantially interfere with the residential nature of the district. Compatible park, open space, utility and civic uses are permitted in Residential Districts.

B. Residential-1 (R-1)

1. Subject to the density restriction of one unit per acre, R-1 allows single-unit living in a detached house with a minimum lot size of 40,000 square feet.
2. R-1 allows an accessory backyard cottage or an accessory apartment within the principal structure.
3. Smaller lot sizes and increased density as part of a conservation development are allowed in exchange for preserving common open space.

C. Residential-2 (R-2)

1. Subject to the density restriction of two units per acre, R-2 allows single-unit living in a detached house with a minimum lot size of 20,000 square feet.
2. R-2 allows an accessory backyard cottage or an accessory apartment within the principal structure.
3. Additional building types, smaller lot sizes and increased density as part of a conservation development are allowed in exchange for preserving common open space.

D. Residential-4 (R-4)

1. Subject to the density restriction of four units per acre, R-4 allows single-unit living in a detached house with a minimum lot size of 10,000 square feet.
2. R-4 allows an accessory backyard cottage or an accessory apartment within the principal structure.

3. Additional building types, smaller lot sizes and increased density as part of a conservation development are allowed in exchange for preserving common open space.

E. Residential-6 (R-6)

1. Subject to the density restriction of six units per acre, R-6 allows single-unit living in a detached house with a minimum lot size of 6,000 square feet and two-unit living in an attached house with a minimum lot size of 9,000 square feet.
2. R-6 allows an accessory backyard cottage or an accessory apartment within the principal structure.
3. Additional building types, smaller lot sizes and increased density as part of a conservation development are allowed in exchange for preserving common open space.

F. Residential-10 (R-10)

1. Subject to the density restriction of 10 units per acre, R-10 allows single-unit living in a detached house with a minimum lot size of 4,000 square feet and two-unit living in an attached house with a minimum lot size of 6,000 square feet. Multi-unit living is also allowed in a townhouse or apartment.
2. R-10 allows an accessory backyard cottage or an accessory apartment within the principal structure.
3. Smaller lot sizes and increased density as part of a conservation development are allowed in exchange for preserving common open space.

Sec. 2.1.2. Housing Options

A. Conventional Development Option (see Article 2.2)

1. Conventional is a pattern of residential development that provides a majority of property owners with substantial yards on their own property.
2. Under the conventional option no preserved common open space is required and the minimum lot size is limited to the lot size for the respective district.

B. Conservation Development Option (see Article 2.3)

1. A conservation development trades smaller lot sizes (with reduced setbacks) and additional density in exchange for preserving common open space. This allows for more efficient layout of lots, streets, and utilities, promotes a mix of housing, and protects the natural character of an area through the preservation of open space, recreation areas, environmental features and scenic vistas.
2. A conservation development must be a minimum size to ensure sufficient common open space can be incorporated into the subdivision design.
3. Size thresholds are district-based and are listed in Sec. 2.3.1.A.2. For projects under these minimum size thresholds, only the conventional option can be used.
4. Applicants that choose to use the conservation development option must set aside 40% of the total project area as common open space. Requirements for the configuration, use and management of common open space are set forth in Sec. 2.3.8.

Sec. 2.1.3. Additional Housing Patterns

A. Cottage Court (See Sec. 2.4.1)

A cottage court is a group of small detached houses centered around a common open space or courtyard. The central court enhances the character of the area through the provision of consolidated open space.

B. Backyard Cottage (See Sec. 2.4.2)

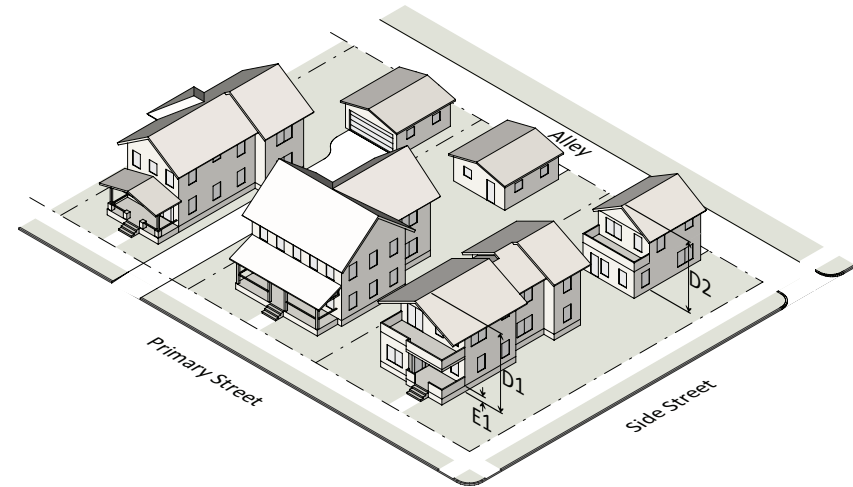
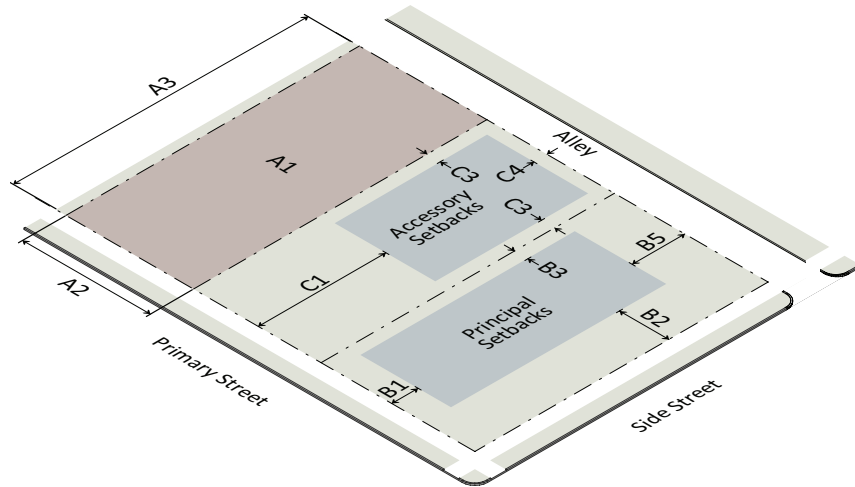
A backyard cottage is a small self-contained accessory dwelling unit located on the same lot as a detached house but is physically separated from the detached house.

C. Accessory Apartment (See Sec. 2.4.3)

An accessory apartment is a small self-contained accessory dwelling unit located within a detached house.

Article 2.2. Conventional Development Option

Sec. 2.2.1. Detached House

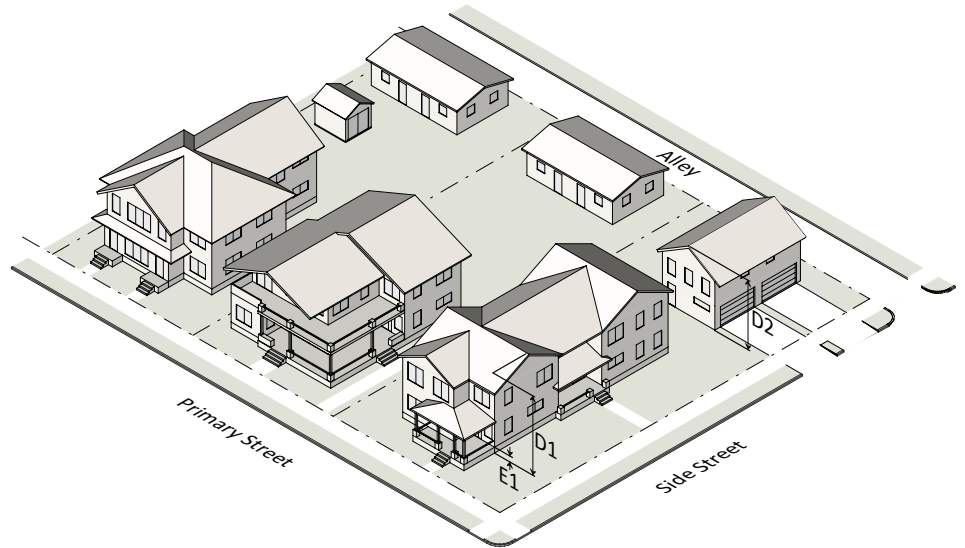
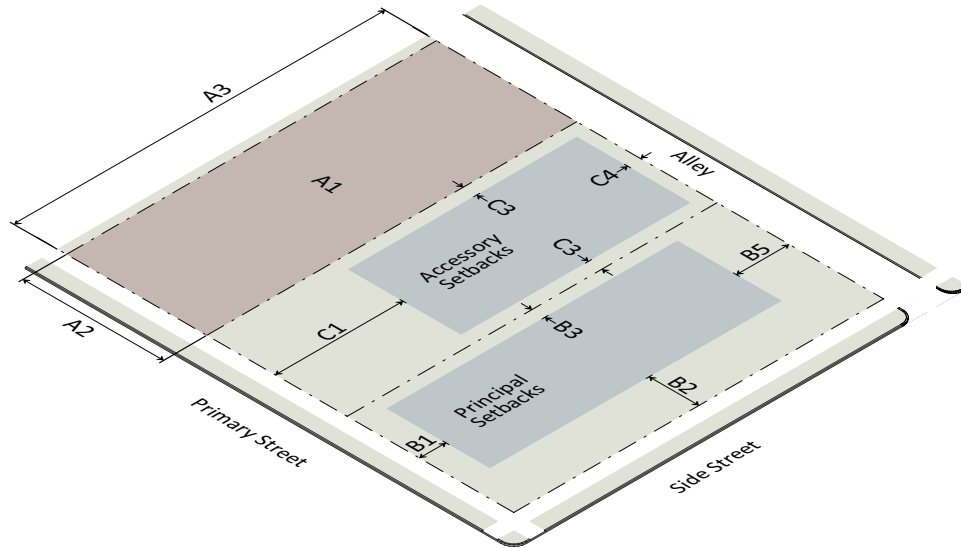


	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2 Width - interior lot (min)	100'	80'	65'	50'	45'
A2 Width - corner lot (min)	100'	80'	80'	65'	60'
A3 Depth (min)	100'	100'	100'	80'	60'
A4 Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
B. Principal Building Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	20'	20'	20'	10'	10'
B3 From side lot line (min)	10'	10'	10'	5'	5'
B4 Sum of side setbacks (min)	20'	20'	20'	15'	10'
B5 From rear lot line (min)	30'	30'	30'	20'	20'
B6 Residential infill rules may apply (see Sec. 2.2.7)	no	no	yes	yes	yes
C. Accessory Structure Setbacks					
C1 From primary street (min)	50'	50'	50'	50'	50'
C2 From side street (min)	20'	20'	20'	20'	20'
C3 From side lot line (min)	10'	5'	5'	5'	5'
C4 From rear lot line (min)	10'	5'	5'	5'	5'
C4 From alley, garage only (min)	n/a	n/a	4' or 20' min	4' or 20' min	4' or 20' min

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'
D3 Residential infill rules may apply (see Sec. 2.2.7)	no	no	yes	yes	yes
E. Ground Floor Elevation					
E1 20' or less from front property line (min)	2'	2'	2'	2'	2'
E1 More than 20' from front property line (min)	0'	0'	0'	0'	0'
F. Allowed Building Elements					
Porch, stoop					
Balcony					

See [Sec. 1.5.11](#) for specific building element requirements.

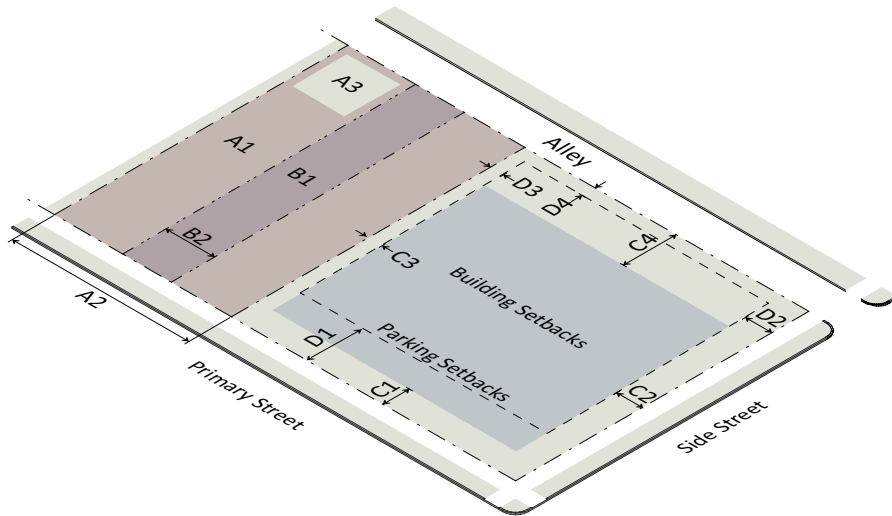
Sec. 2.2.2. Attached House



	R-6	R-10
A. Lot Dimensions		
A1 Area (min)	9,000 sf	6,000 sf
A2 Width - interior lot (min)	60'	50'
A2 Width - corner lot (min)	80'	65'
A3 Depth (min)	80'	60'
A4 Density (max)	6 u/a	10 u/a
B. Principal Building Setbacks		
B1 From primary street (min)	10'	10'
B2 From side street (min)	10'	10'
B3 From side lot line (min)	5'	5'
B4 Sum of side setbacks (min)	15'	10'
B5 From rear lot line (min)	20'	20'
B6 Residential infill rules may apply (see Sec. 2.2.7)	yes	yes
C. Accessory Structure Setbacks		
C1 From primary street (min)	50'	50'
C2 From side street (min)	20'	20'
C3 From side lot line (min)	5'	5'
C4 From rear lot line (min)	5'	5'
C4 From alley, garage only (min)	4' or 20' min	4' or 20' min

	R-6	R-10
D. Height		
D1 Principal building (max)	40'/3 stories	40'/3 stories
D2 Accessory structure (max)	25'	25'
D3 Residential infill rules may apply (see Sec. 2.2.7)	yes	no
E. Ground Floor Elevation		
E1 20' or less from front property line (min)	2'	2'
E1 More than 20' from front property line (min)	0'	0'
F. Allowed Building Elements		
Porch, stoop		
Balcony		
See Sec. 1.5.11 for specific building element requirements.		

Sec. 2.2.3. Townhouse



R-10

A. Site Dimensions

A1	Net site area (min)	3,300 sf
A2	Width (min)	44'
A3	Outdoor amenity area (min)	5%
A4	Density (max)	10 u/a

B. Lot Dimensions

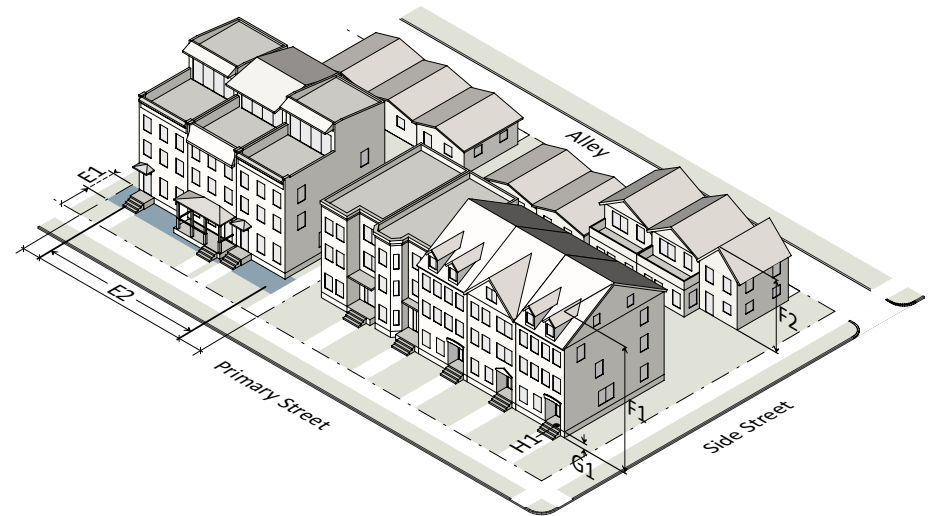
B1	Area (min)	1,200 sf
B2	Width (min)	16'

C. Building/Structure Setbacks

C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side lot line (min)	0' or 6'
C4	From rear lot line (min)	20'
C4	From alley	4' or 20' min
C5	Residential infill rules may apply (see Sec. 2.2.7)	yes

D. Parking Setbacks

D1	From primary street (min)	20'
D2	From side street (min)	10'
D3	From side (min)	0' or 3'
D4	From rear lot line (min)	3'
D4	From alley, garage only (min)	4'



R-10

E. Build-to (Site)

E1	Primary street build-to (min/max)	10'/20'
E2	Building width in primary build-to (min)	70%

F. Height

F1	Principal building (max)	45'/3 stories
F2	Accessory structure (max)	25'
F3	Residential infill rules may apply (see Sec. 2.2.7)	yes

G. Ground Floor Elevation

G1	Within build-to (min)	2'
G1	Outside of build-to (min)	0'

H. Pedestrian Access

H1	Street-facing entrance required for units fronting the street	yes
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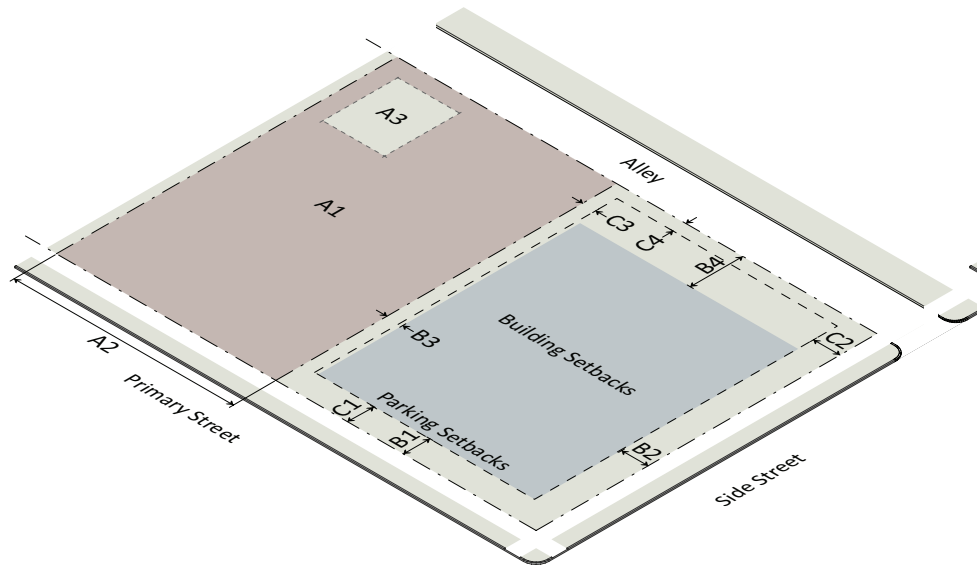
I. Allowed Building Elements

Porch, stoop

Balcony

See Sec. 1.5.11 for specific building element requirements.

Sec. 2.2.4. Apartment



R-10

A. Lot Dimensions

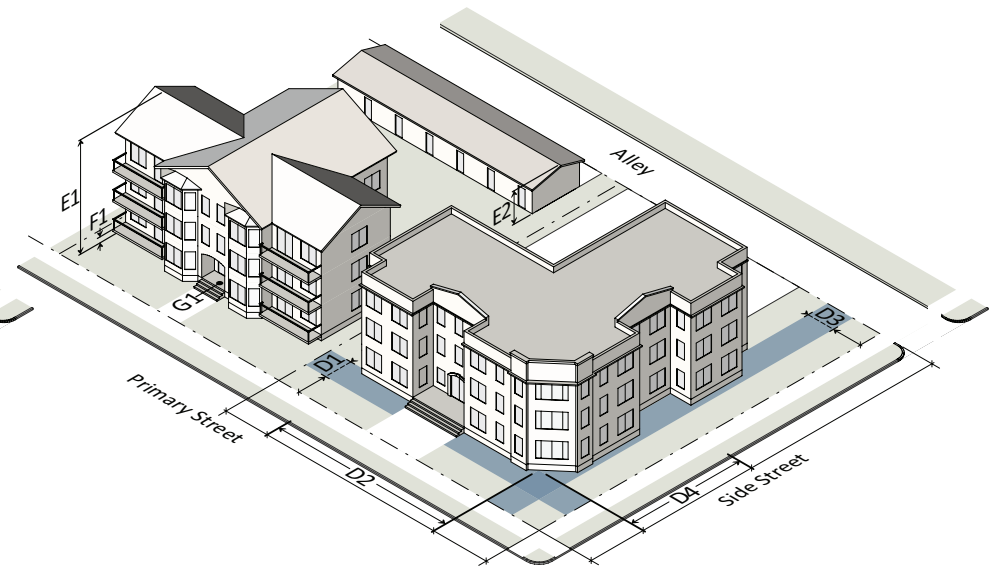
A1	Area (min)	15,000 sf
A2	Width (min)	100'
A3	Outdoor amenity area (min)	5%
A4	Density (max)	10 u/a

B. Building/Structure Setbacks

B1	From primary street (min)	10'
B2	From side street (min)	10'
B3	From side lot line (min)	0' or 6'
B4	From rear lot line (min)	20'
B4	From alley	4' or 20' min
B5	Residential infill rules may apply (see Sec. 2.2.7)	yes

C. Parking Setbacks

C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side/rear lot line (min)	0' or 3'
C4	From rear lot line (min)	3'
C4	From alley, garage only (min)	4'



R-10

D. Build-to (Site)

D1	Primary street build-to (min/max)	10'/20'
D2	Building width in primary build-to (min)	70%
D3	Side street build-to (min/max)	10'/20'
D4	Building width in side build-to (min)	35%

E. Height

E1	Principal building (max)	45'/3 stories
E2	Accessory structure (max)	25'
E3	Residential infill rules may apply (see Sec. 2.2.7)	yes

F. Ground Floor Elevation

F1	Within build-to (min)	2'
F1	Outside of build-to (min)	0'

G. Pedestrian Access

G1	Street-facing entrance required (min 1 per building)	yes
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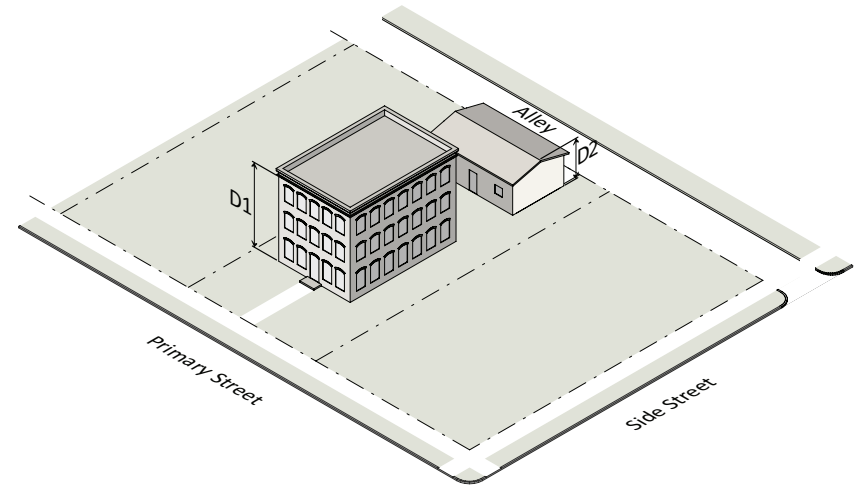
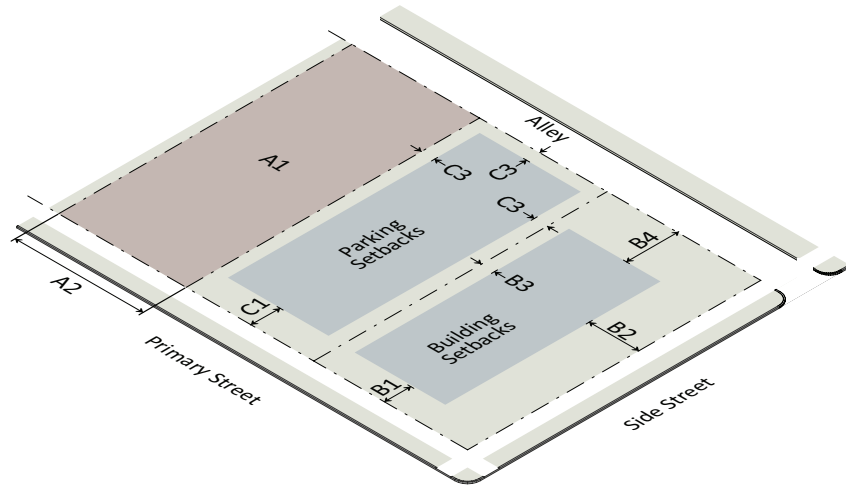
H. Allowed Building Elements

Porch, stoop

Balcony

See Sec. 1.5.11 for specific building element requirements.

Sec. 2.2.5. Civic Building

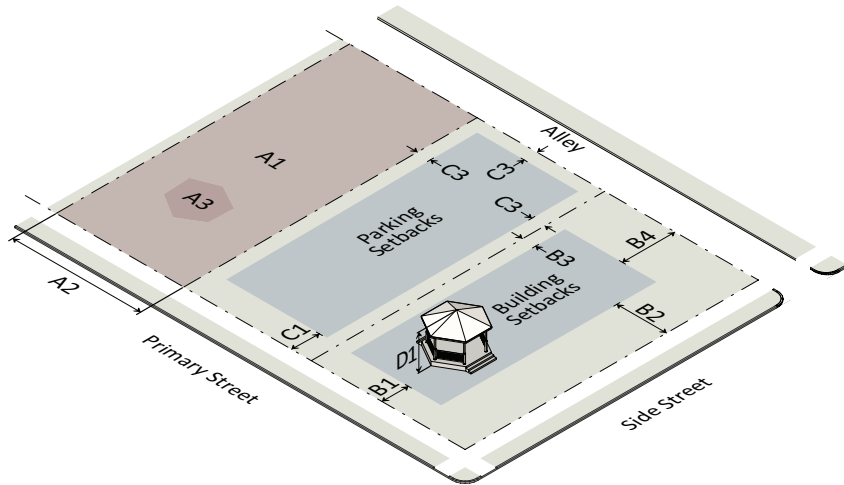


	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2 Width (min)	100'	80'	65'	50'	45'
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	20'	20'	20'	10'	10'
B3 From side lot line (min)	15'	10'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	30'	20'	20'
B5 Residential infill rules may apply (see Sec. 2.2.7)	no	no	yes	yes	yes
C. Parking Setbacks					
C1 From primary street (min)	20'	20'	20'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	10'	6'	6'

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	45'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'
D3 Residential infill rules may apply (see Sec. 2.2.7)	no	no	yes	yes	yes
E. Allowed Building Elements					
Porch, stoop					
Balcony					
Gallery, awning					

See [Sec. 1.5.11](#) for specific building element requirements.

Sec. 2.2.6. Open Lot



	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2 Width (min)	100'	80'	65'	50'	45'
A3 Building coverage (max)	10%	15%	17%	20%	22%
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	20'	20'	20'	10'	10'
B3 From side lot line (min)	10'	10'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	30'	20'	20'
C. Parking Setbacks					
C1 From primary street (min)	10'	10'	10'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	10'	7'	5'
D. Height					
D1 All building/structures (max)	40'	40'	40'	40'	40'
E. Allowed Building Elements					
None					

Sec. 2.2.7. Residential Infill Compatibility

A. Intent

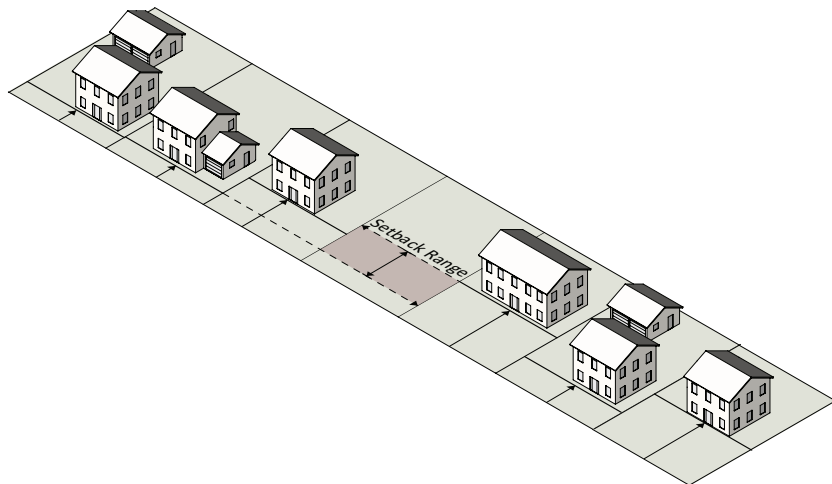
The intent of the residential infill compatibility standards is to accommodate and encourage compatible development in existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes.

B. Applicability

1. The standards contained within this section apply to any building in a R-4, R-6 or R-10 district where:
 - a. The total site area is five acres or less.
 - b. At least 50% of the side or rear property lines abut existing detached or attached houses used for single-unit or two-unit living.
2. These infill compatibility rules do not apply in any Historic Overlay District.

C. Street Setback

1. The building must be located within the range of setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range, except where an -NCOD applies an alternate setback.
2. The range of setbacks is measured on the basis of the six lots surrounding the subject lot (the three closest lots in either direction along the block).
3. Where the calculation cannot be applied to six or more lots, the building must meet the district standards.



D. Height

1. Side Setback Plane

The maximum allowed wall height adjacent to the side property line is 15 feet, or the average height of the two abutting neighboring wall planes, whichever is greater. The wall height may be increased one foot for each foot of horizontal distance the wall is moved from the side setback line, not to exceed the maximum height allowed within the district.

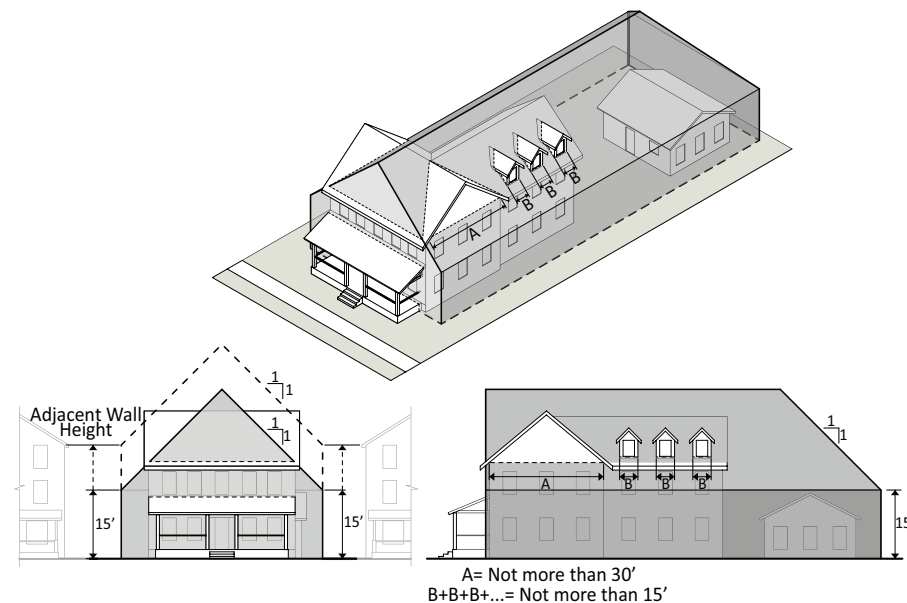
2. Exceptions to Setback Planes

a. Side-Gabled Roof

A side-gabled roof structure may extend above the side setback plane on each side of the building, for a total length of not more than 30 feet (A) on each side, measured from the front wall plane.

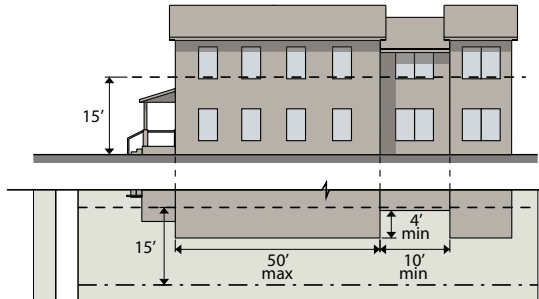
b. Dormers

Dormers may also extend above the side setback plane on each side of the building for a total length of not more than 15 feet (B) on each side, measured along the intersection with the setback plane.



E. Side Wall Length

Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 15 feet of the side lot line. No wall may extend for more than 50 feet without a projection or recession of at least four feet in depth and 10 feet in length.



F. Administrative Alternate Findings

The Planning and Development Officer may in accordance with [Sec. 10.2.17](#) approve an alternate infill standard, subject to the following findings:

1. The approved alternate meets the intent of the infill regulations.
2. The approved alternate complies with the Comprehensive Plan and adopted City plans.
3. The approved alternate better matches the established character of the block face, paying particular attention to the structures adjacent to the subject property.

Article 2.3. Conservation Development Option

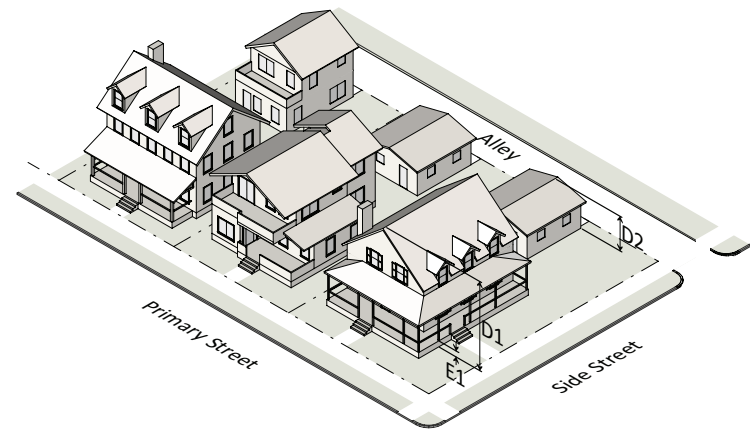
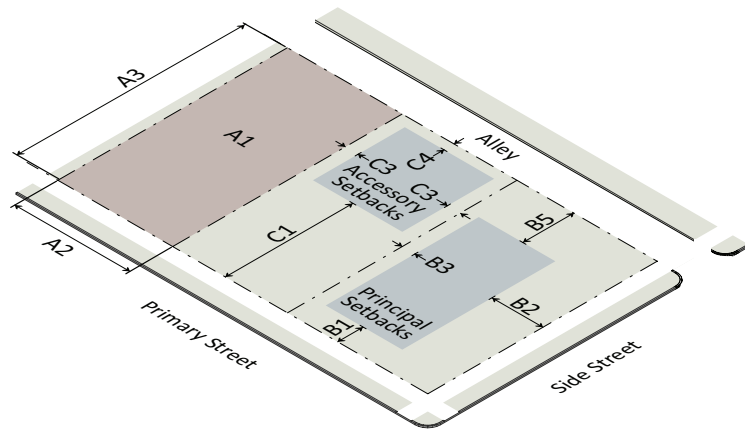
Sec. 2.3.1. General Requirements



		R-1	R-2	R-4	R-6	R-10
A. Site						
A1	Density (max)	2 u/a	4 u/a	6 u/a	10 u/a	15 u/a
A2	Gross site area (min)	20 acres	15 acres	12 acres	10 acres	5 acres
B. Open Space						
B1	Open space required (min)	40%	40%	40%	40%	40%
B2	% of lots abutting open spaces (min)	60%	50%	40%	40%	30%
B3	Contiguous area (min)	60%	60%	60%	60%	60%
B4	Width of open space (min)	50'	50'	50'	50'	50'

		R-1	R-2	R-4	R-6	R-10
C. Transitional Protective Yard						
C1	Site boundary (min)	Type B1 or B2 Transitional Protective Yard (see Sec. 7.2.2A) or Perimeter Lots must meet dimensional standards of Article 2.2 .				
D. Residential Unit Types (max)						
	Detached house	100%	100%	100%	100%	100%
	Attached house	n/a	35%	40%	45%	50%
	Townhouse	n/a	n/a	30%	35%	40%
	Apartment	n/a	n/a	n/a	30%	35%

Sec. 2.3.2. Detached House

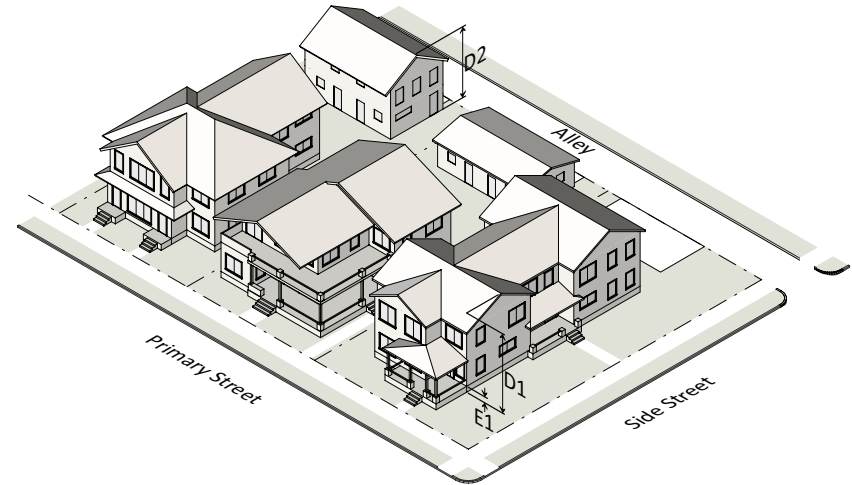
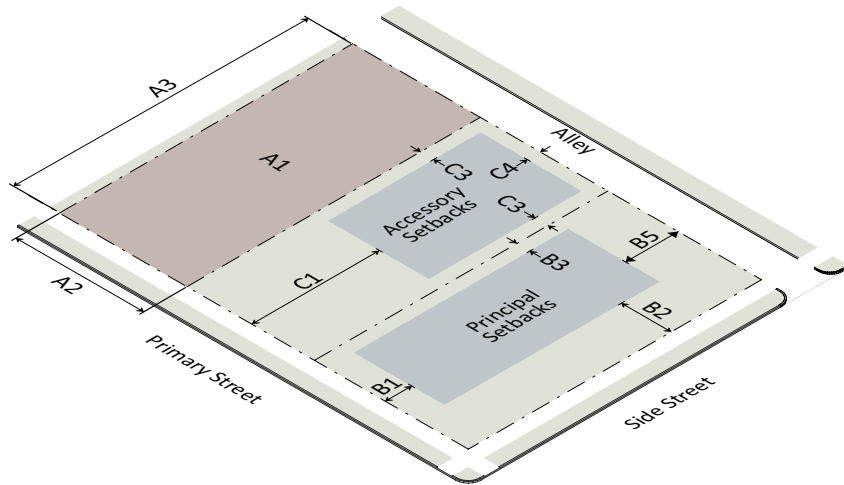


	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	20,000 sf	10,000 sf	6,000 sf	4,000 sf	3,000 sf
A2 Width - interior lot (min)	80'	65'	50'	45'	30'
A2 Width - corner lot (min)	80'	80'	65'	60'	45'
A3 Depth (min)	100'	100'	80'	60'	60'
B. Principal Building Setbacks					
B1 From primary street (min)	20'	20'	10'	10'	10'
B2 From side street (min)	20'	20'	10'	10'	10'
B3 From side lot line (min)	10'	10'	5'	5'	5'
B4 Sum of side setbacks (min)	20'	20'	15'	10'	10'
B5 From rear lot line (min)	30'	30'	20'	20'	15'
C. Accessory Structure Setbacks					
C1 From primary street (min)	50'	50'	50'	50'	50'
C2 From side street (min)	20'	20'	20'	20'	20'
C3 From side lot line (min)	5'	5'	5'	5'	5'
C4 From rear lot line (min)	5'	5'	5'	5'	5'
C4 From alley, garage only (min)	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'
E. Ground Floor Elevation					
E1 20' or less from front property line (min)	2'	2'	2'	2'	2'
E1 More than 20' from front property line (min)	0'	0'	0'	0'	0'
F. Allowed Building Elements					
Porch, stoop					
Balcony					

See [Sec. 1.5.11](#) for specific building element requirements.

Sec. 2.3.3. Attached House

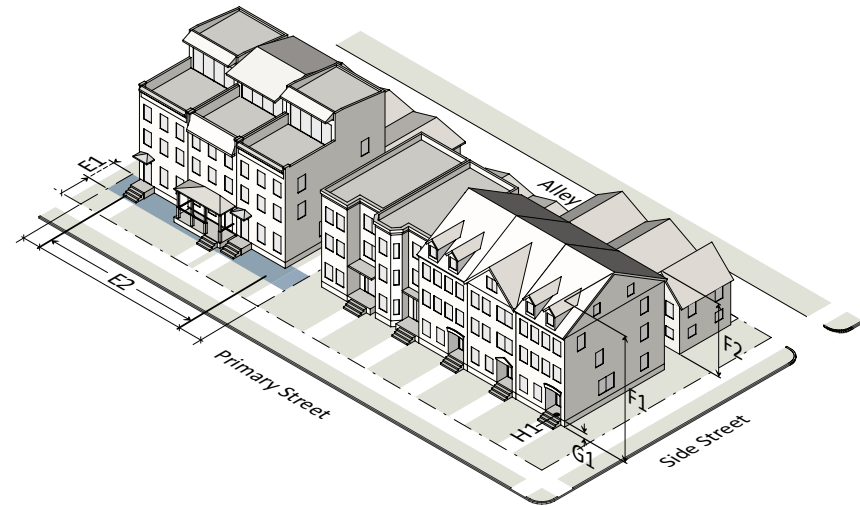
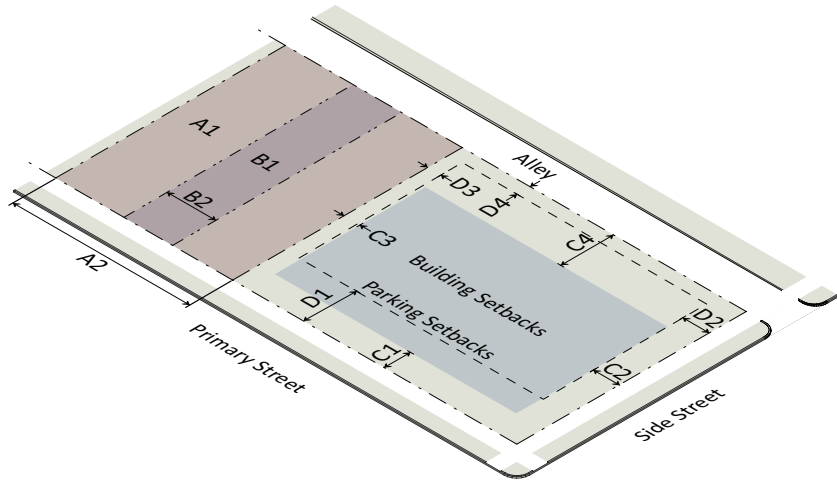


	R-2	R-4	R-6	R-10
A. Lot Dimensions				
A1 Area (min)	15,000 sf	9,000 sf	6,000 sf	4,500 sf
A2 Width - interior lot (min)	65'	60'	50'	40'
A2 Width - corner lot (min)	80'	80'	65'	55'
A3 Depth (min)	80'	80'	60'	60'
B. Principal Building Setbacks				
B1 From primary street (min)	20'	10'	10'	10'
B2 From side street (min)	20'	20'	10'	10'
B3 From side lot line (min)	10'	5'	5'	5'
B4 Sum of side setbacks (min)	20'	15'	10'	10'
B5 From rear lot line (min)	30'	20'	20'	15'
C. Accessory Structure Setbacks				
C1 From primary street (min)	50'	50'	50'	50'
C2 From side street (min)	20'	20'	20'	20'
C3 From side lot line (min)	5'	5'	5'	5'
C4 From rear lot line (min)	5'	5'	5'	5'
C4 From alley, garage only (min)	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min

	R-2	R-4	R-6	R-10
D. Height				
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'
E. Ground Floor Elevation				
E1 20' or less from front property line (min)	2'	2'	2'	2'
E1 More than 20' from front property line (min)	0'	0'	0'	0'
F. Allowed Building Elements				
Porch, stoop				
Balcony				

See [Sec. 1.5.11](#) for specific building element requirements.

Sec. 2.3.4. Townhouse

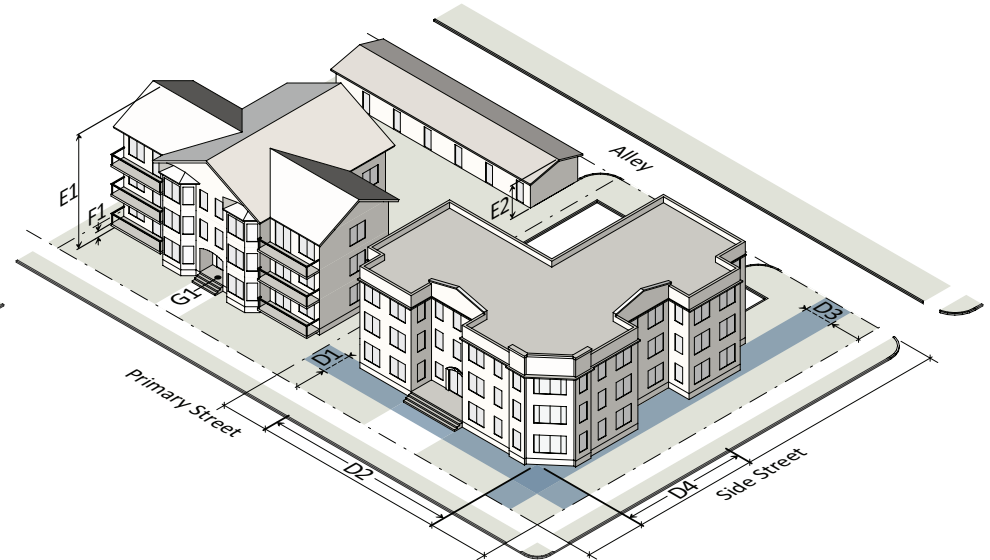
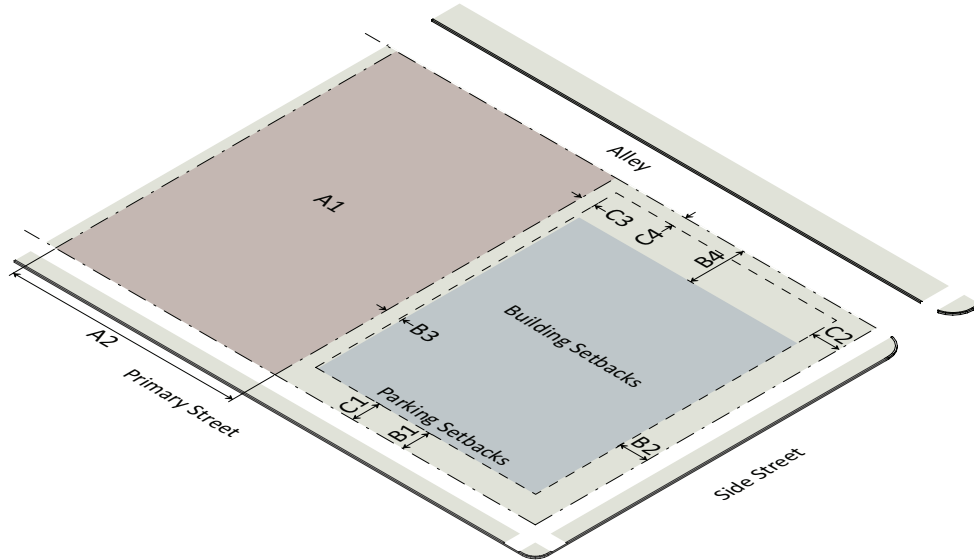


	R-4	R-6	R-10
A. Site Dimensions			
A1 Net site area (min)	3,900 sf	3,300 sf	3,000 sf
A2 Width (min)	52'	44'	40'
B. Lot Dimensions			
B1 Area (min)	1,500 sf	1,200 sf	1,050 sf
B2 Width (min)	20'	16'	14'
C. Building/Structure Setbacks			
C1 From primary street (min)	10'	10'	10'
C2 From side street (min)	10'	10'	10'
C3 From side lot line (min)	0' or 6'	0' or 6'	0' or 6'
C4 From rear lot line (min)	20'	20'	20'
C4 From alley, garage only (min)	4' or 20' min	4' or 20' min	4' or 20' min
D. Parking Setbacks			
D1 From primary street (min)	20'	20'	20'
D2 From side street (min)	10'	10'	10'
D3 From side line (min)	0' or 3'	0' or 3'	0' or 3'
D4 From rear lot line (min)	3'	3'	3'
D4 From alley (min)	4'	4'	4'

	R-4	R-6	R-10
E. Build-to (Site)			
E1 Primary street build-to (min/max)	10'/20	10'/20'	10'/20'
E2 Building width in primary build-to (min)	70%	70%	70%
F. Height			
F1 Principal building (max)	45'/ 3 stories	45'/ 3 stories	45'/ 3 stories
F2 Accessory structure (max)	25'	25'	25'
G. Ground Floor Elevation			
G1 Within build-to (min)	2'	2'	2'
G1 Outside of build-to (min)	0'	0'	0'
H. Pedestrian Access			
H1 Street-facing entrance required for units fronting the street	yes	yes	yes
I. Allowed Building Elements			
Porch, stoop			
Balcony			

See Sec. [Sec. 1.5.11](#) for specific building element requirements.

Sec. 2.3.5. Apartment

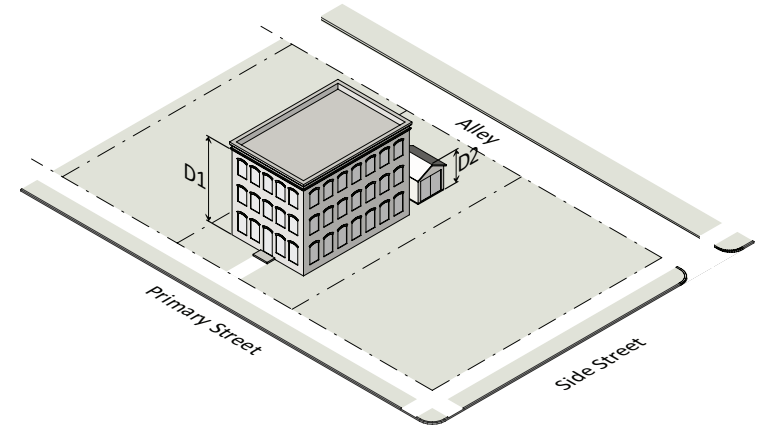
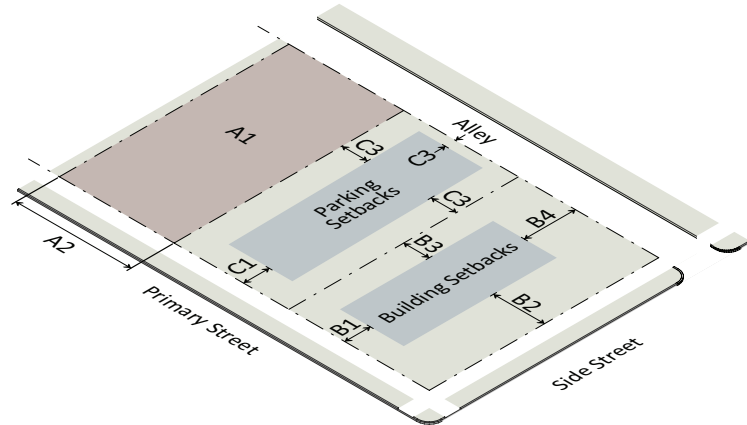


	R-6	R-10
A. Lot Dimensions		
A1 Area (min)	15,000 sf	15,000 sf
A2 Width (min)	100'	100'
B. Building/Structure Setbacks		
B1 From primary street (min)	10'	10'
B2 From side street (min)	10'	10'
B3 From side lot line (min)	0' or 6'	0' or 6'
B4 From rear lot line (min)	20'	20'
B4 From alley	4' or 20' min	4' or 20' min
C. Parking Setbacks		
C1 From primary street (min)	10'	10'
C2 From side street (min)	10'	10'
C3 From side/rear lot line (min)	0' or 3'	0' or 3'
C4 From rear lot line (min)	3'	3'
C4 From alley (min)	4'	4'

	R-6	R-10
D. Build-to		
D1 Primary street build-to (min/max)	10'/20'	10'/20'
D2 Building width in primary build-to (min)	70%	70%
D3 Side street build-to (min/max)	10'/20'	10'/20'
D4 Building width in side build-to (min)	35%	35%
E. Height		
E1 Principal building (max)	45'/3 stories	45'/3 stories
E2 Accessory structure (max)	25'	25'
F. Ground Floor Elevation		
F1 Within build-to (min)	2'	2'
F2 Outside of build-to (min)	0'	0'
G. Pedestrian Access		
G1 Street-facing entrance required (min 1 per building)	yes	yes
H. Allowed Building Elements		
Porch, stoop		
Balcony		

See [Sec. 1.5.11](#) for specific building element requirements.

Sec. 2.3.6. Civic Building



	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	20,000 sf	10,000 sf	6,000 sf	4,000 sf	4,000 sf
A2 Width (min)	80'	65'	50'	45'	45'
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	10'	10'	10'
B2 From side street (min)	20'	20'	10'	10'	10'
B3 From side lot line (min)	10'	20'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	20'	20'	20'
C. Parking Setbacks					
C1 From primary street (min)	20'	20'	10'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	6'	6'	6'

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	45'/ 3 stories	45'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'

E. Allowed Building Elements

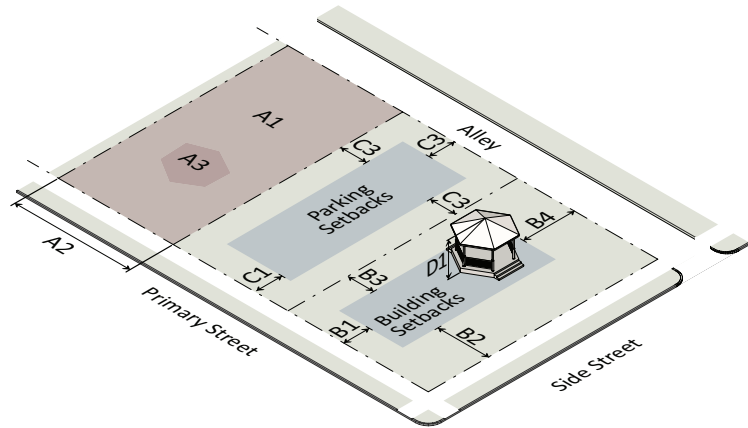
Porch, stoop

Balcony

Gallery, awning

See [Sec. 1.5.11](#) for specific building element requirements.

Sec. 2.3.7. Open Lot



	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	20,000 sf	10,000 sf	6,000 sf	4,000 sf	4,000 sf
A2 Width (min)	80'	65'	50'	45'	45'
A3 Building coverage (max)	15%	17%	20%	22%	22%
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	10'	10'	10'
B2 From side street (min)	20'	20'	10'	10'	10'
B3 From side lot line (min)	10'	20'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	20'	20'	20'
C. Parking Setbacks					
C1 From primary street (min)	20'	20'	10'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	10'	10'	10'
D. Height					
D1 All building/structures (max)	40'	40'	40'	40'	40'
E. Allowed Building Elements					
None					

Sec. 2.3.8. Common Open Space Requirements

A. Amount of Open Space

Applicants that choose to use the conservation standards must set aside at least 40% of the total project area as common open space. The amount of required common open space is calculated as a percentage of the gross site area.

B. Open Space Allocation

In allocating land for required common open space, the following hierarchy of primary and secondary open space applies.

1. Primary Open Space

The following are considered primary open space areas and must be the first areas reserved as required open space.

- a. Floodprone areas;
- b. Natural resource buffers required along primary and secondary watercourses;
- c. Slopes above 25% of at least 5,000 square feet contiguous area;
- d. Jurisdictional wetlands under federal law (Clean Water Act, Section 404) that meet the definition applied by the Army Corps of Engineers; and
- e. Transitional protective yards.

2. Secondary Open Space

The following are considered secondary open space areas and must be included as required open space once the primary open space areas are exhausted.

- a. Historic, archaeological and cultural sites, cemeteries and burial grounds;
- b. Significant natural features and scenic viewsheds such as ridge lines, field borders, meadows, fields, river views, natural woodlands that can be seen from roadways and serve to block the view of the project in whole or in part;
- c. Habitat for federally-listed endangered or threatened species;
- d. Individual existing healthy trees greater than 10 inches DBH and its critical root zone;
- e. Areas that connect to neighboring open space, trails or greenways;

- f. Soils with severe limitations due to drainage problems; and
- g. Tree conservation areas.

C. Configuration of Open Space

1. The minimum width for any required open space is 50 feet. Exceptions may be granted for items such as trail easements and linear parks.
2. At least 60% of the required open space must be contiguous. For the purposes of this section, contiguous includes any open space bisected by a Local Street or Mixed Use Street, provided that:
 - a. A pedestrian crosswalk provides access to the open space on both sides of the street; and
 - b. The right-of-way area is not included in the calculation of minimum open space required.
3. Where feasible, the open space should adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas.
4. The required open space must be directly accessible to the largest practicable number of dwelling units within the development. Non-adjoining lots must be provided with safe, convenient access to the open space.
5. No lot can be farther than a ¼-mile radius from the open space. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space.
6. Access to the open space must be provided either by an abutting street or easement not less than 20 feet in width.

D. Allowed Uses of Open Space

To the extent not otherwise prohibited, required open space may be used for the following:

1. Conservation areas for natural, archeological or historical resources;
2. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
3. Pedestrian or multipurpose trails;
4. Passive recreation areas;
5. Active recreation areas, provided that impervious area is limited to no more than 25% of the total open space (active recreation areas in excess of this impervious area limit must be located outside of the required open space);

6. Golf courses (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50% of the required open space, and further provided that impervious area is limited to no more than 10% of the total open space;
7. Water bodies, such as lakes and ponds, and floodways provided the total surface area does not exceed 50% of the required open space;
8. Restricted agriculture, community garden;
9. Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture;
10. Stormwater control measures; and
11. Easements for drainage, access and underground utility lines.

E. Stormwater Control Measures

No more than 25% of the required common space shall be devoted singularly or collectively to detention ponds, sand filters, and retention ponds, provided, this limitation shall have no application to any retention pond that meets all of the following:

1. The retention pond or closely connected series of ponds is one-half acre water surface area at normal pool in size or greater;
2. The retention pond is surrounded by open space;
3. The retention pond is accessible to all homeowners; and
4. The retention pond is an amenity complying with **Sec. 7.2.3E**.

F. Prohibited Uses of Open Space

Required open space cannot be used for the following:

1. Individual wastewater disposal systems;
2. Overhead electric transmission lines or high voltage electric transmission lines; and
3. Streets (except for street crossings as expressly provided) and impervious parking areas.

G. Ownership and Management of Open Space

1. Ownership

Required open space must be owned and maintained by one of the following entities:

a. Land Conservancy or Land Trust

A bona fide land conservancy or land trust with the legal authority may own the open space. The responsibility for maintaining the open space and any facilities may be borne by a land conservancy or land trust.

b. Homeowners' Association

A homeowners' association representing residents of the development may own the open space. The homeowners' association must have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space and any facilities is borne by the homeowners' association.

2. Conveyance

The conveyance of common open space shall be in accordance with the following:

- a. Open space shall be conveyed to the land conservancy or homeowners' association in fee simple without any encumbrances except drainage, greenway, and utility easements. Title to the real property shall be conveyed no later than the time of the conveyance of the first lot within the applicable phase of the development.
- b. Open space shall be preserved for the perpetual benefit of the residents within the development, and it shall be restricted against private or public ownership for any other purpose except acquisition by condemnation or in lieu of condemnation and the granting of utility, drainage, and greenway easements.

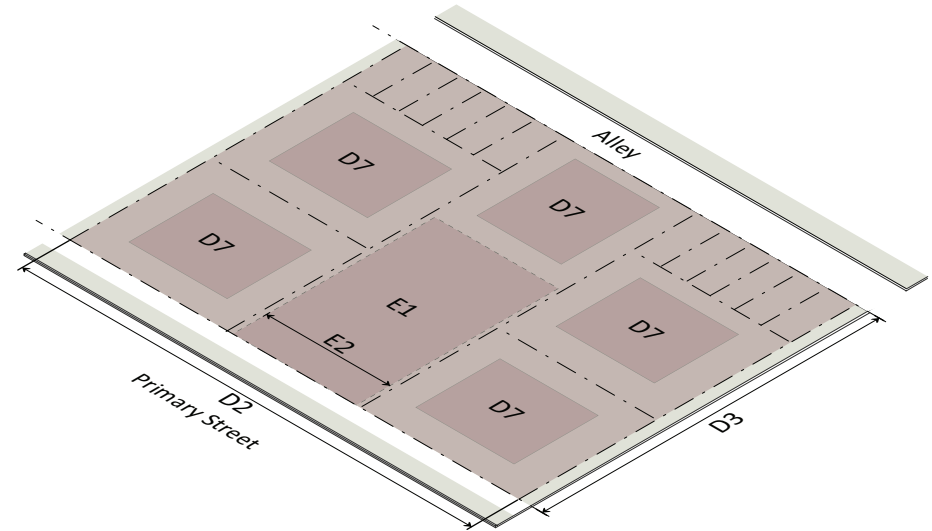
3. Dissolution

If the homeowners' association is dissolved, the open space shall first be offered to the City, and if accepted, deeded to the City.

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Article 2.4. Additional Housing Patterns

Sec. 2.4.1. Cottage Court



A. Description

A cottage court is a group of small houses centered around a common open space or courtyard. The central court enhances the character of the area through the provision of consolidated open space.

B. Districts Allowed In

R-6, R-10, RX-, OX-, NX-, CX-, DX-

C. Building Types Allowed

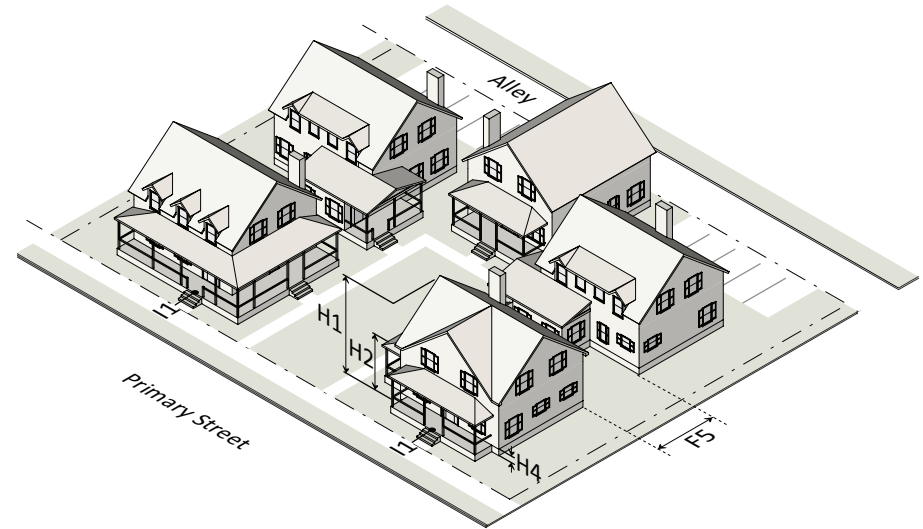
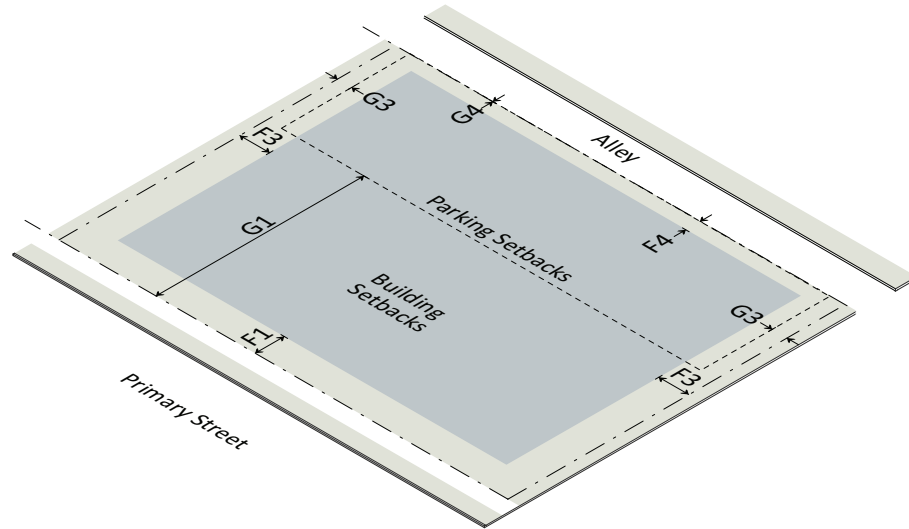
Detached house, attached house

D. Site Dimensions

	R-6	R-10	RX-, OX-, NX-CX-, DX-
D1 Net site area (min)	40,000 sf	22,000 sf	18,000 sf
D2 Width (min)	150'	150'	150'
D3 Depth (min)	120'	120'	120'
D4 Dwelling units per min site area (max)	5	5	5
D5 Additional site area per dwelling unit (min)	8,000 sf	4,400 sf	3,600 sf
D6 Dwelling units per site (max)	6 u/a	10 u/a	10
D7 Building footprint (max)	1,400	1,200 sf	1,000 sf
D8 Detached accessory structure footprint (max)	450 sf	450 sf	450 sf

E. Internal Courtyard

E1 Area (min)	5,000 sf	4,000 sf	3,000 sf
E2 Width (min)	60'	50'	40'
E3 Additional courtyard area per unit (min)	1,000 sf	800 sf	600 sf

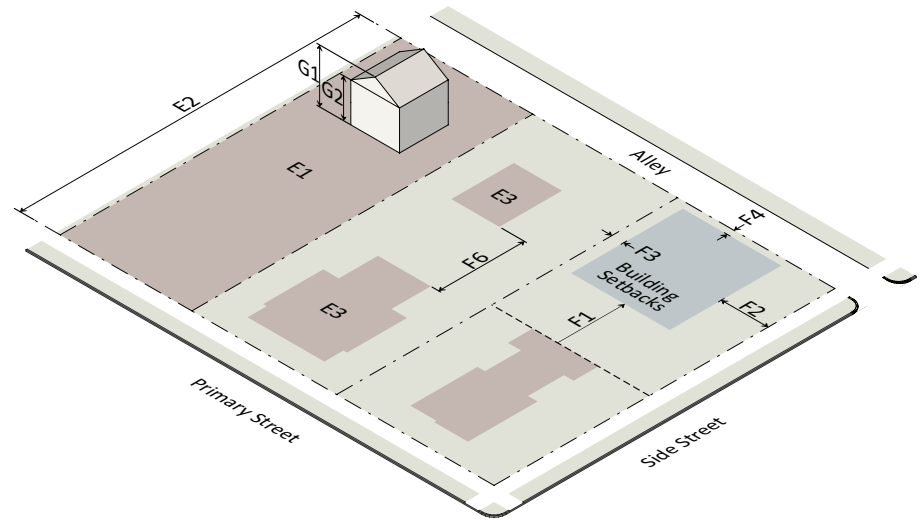
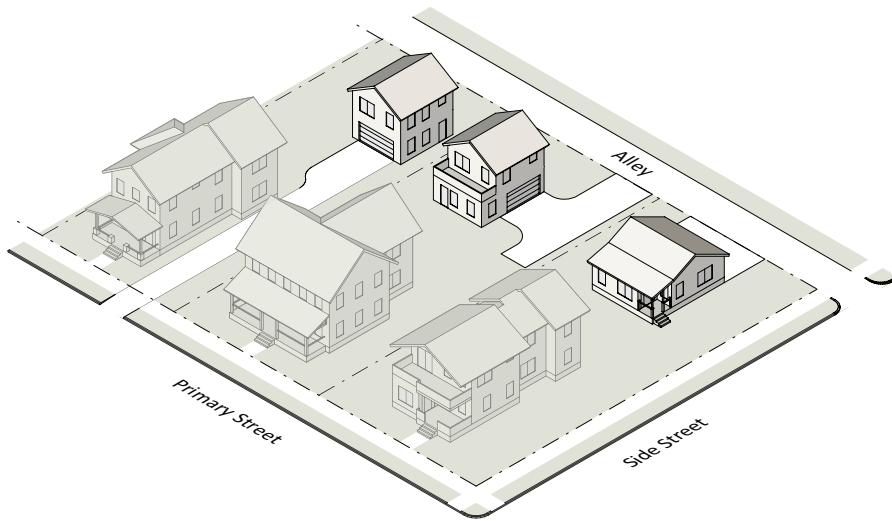


	R-6	R-10	RX-, OX-, NX-CX-, DX-
F. Building/Structure Setbacks			
F1 From primary street (min)	10'	10'	10'
F2 From side street (min)	10'	10'	10'
F3 From side lot line (min)	10'	10'	10'
F4 From rear lot line (min)	10'	10'	10'
F4 From alley (min)	5'	5'	5'
F5 Building separation (min)	6'	6'	6'
G. Parking Setbacks			
G1 From primary street (min)	90'	90'	90'
G2 From side street (min)	10'	10'	10'
G3 From side lot line (min)	5'	5'	5'
G4 From rear lot line (min)	5'	5'	5'
G4 From alley (min)	0'	0'	0'

	R-6	R-10	RX-, OX-, NX-CX-, DX-
H. Height			
H1 Building height (max)	25'	25'	25'
H2 Building wall plate height (max)	17'	17'	17'
H3 Accessory building height (max)	17'	17'	17'
H4 Ground floor elevation (min)	2'	2'	2'
I. Pedestrian Access			
I1 Street-facing entrance or front porch required for end units	yes	yes	yes
J. Allowed Building Elements			
Porch, stoop			

See [Sec. 1.5.11](#) for specific building element requirements.

Sec. 2.4.2. Backyard Cottage



A. Description

A backyard cottage is a small self-contained dwelling unit located on the same lot as a detached house but is physically separated from the main house. Backyard cottages typically include a living room, sleeping area, kitchen, and bathroom and have a lockable entrance door. A backyard cottage may be located above a garage.

B. Districts Allowed In

R-1, R-2, R-4, R-6, R-10, RX-, OX-, NX-, CX-

C. Building Types

A backyard cottage is allowed on a lot associated with a detached house provided the lot meets the minimum requirements of the applicable zoning district.

D. Accessory Apartment

Where an accessory apartment is proposed or exists, a backyard cottage is not allowed associated with the same detached house.

LOT SIZE 20,000 to >40,000 sf 10,000 to 39,999 sf 6,000 to 19,999 sf 4,000 to 5,999 sf

E. Lot Specifications

E1	Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
E2	Depth (min)	150'	150'	150'	120'	100'
E3	Dwelling units per lot (max)	2	2	2	2	2
E4	Additional on-site parking	1 space	1 space	1 space	1 space	1 space
E5	Living area (max)	800 sf	800 sf	700 sf	550 sf	450 sf
E6	Occupancy (max persons)	2	2	2	2	2

F. Building Setbacks

F1	From primary street (min)	Must be located to the rear of the house				
F2	From side street (min)	20'	20'	20'	20'	20'
F3	From side lot line (min)	10'	5'	5'	5'	5'
F4	From rear lot line (min)	10'	5'	5'	5'	5'
F5	From alley	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min	4' or 20' min
F6	Building separation (min)	35'	35'	20'	16'	16'

G. Height

G1	Overall height (max)	25'	25'	25'	25'	25'
G2	Wall plate height (max)	15'	15'	15'	15'	15'

H. Vehicular Access

From alley; or street when no alley present

Sec. 2.4.3. Accessory Apartment

A small self-contained dwelling unit located within a detached house.

- A. Only one accessory apartment is allowed per lot. Where a backyard cottage is proposed or exists, no accessory apartment is allowed associated with the same detached house.
- B. The living area may not exceed the living area of the detached house. In no case shall the living area of the accessory apartment exceed 700 square feet.
- C. No more than two persons may occupy an accessory apartment.
- D. One additional on-site parking space is required.
- E. The lot must meet the minimum lot size standard in the district.

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